

NOTE:

THE POLICIES IN THIS DOCUMENT ARE SPECIFIC TO THE SHERIDAN PARK PLANNING DISTRICT OF MISSISSAUGA PLAN, AND MUST BE READ IN CONJUNCTION WITH ALL THE POLICIES OF MISSISSAUGA PLAN

PLEASE REFER TO MISSISSAUGA PLAN FOR ADDITIONAL CITY-WIDE POLICIES WHICH APPLY TO THIS DISTRICT.

THE SHERIDAN PARK DISTRICT POLICIES OF MISSISSAUGA PLAN CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE AREAS MARKED AND OUTLINED IN THIS PLAN THAT HAVE BEEN APPEALED TO THE OMB.

ALL APPEALS HAVING BEEN SETTLED, THE SHERIDAN PARK DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

M I S S I S S A U G A

P L A N



SECTION 4.30 SHERIDAN PARK DISTRICT POLICIES OF MISSISSAUGA PLAN

2010 April

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

OFFICE CONSOLIDATION

This is an office consolidation of the Sheridan Park District Policies of Mississauga Plan (Official Plan), as amended, prepared for the purpose of convenience only. For accurate reference, the "originals" should be consulted.

The number in brackets and italics, eg. (*MPA-123*), at the end of a section, subsection, paragraph, subparagraph, etc., is the number of the Amendment or By-law amending the Sheridan Park District Policies of Mississauga Plan (Official Plan).

The following text and map, attached hereto, constitute the Sheridan Park District Policies of Mississauga Plan (Official Plan), being an office consolidation of the Sheridan Park District Policies of Mississauga Plan (Official Plan), modified and approved by the Region of Peel, 2003 May 05, save and except certain parts that were appealed to the Ontario Municipal Board.

	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Sheridan Park District Policies and District Land Use Map	2003 May 05	Partially approved with modifications and appeal to OMB	Region of Peel
Sheridan Park District Policies subsequently further amended by:				
AMENDED BY	SECTION	DATE	STATUS	APPROVED BY
Mississauga Plan	Appeal B12 - District Policies and District Land Use Map	2004 Mar. 29	Further approval Appeal dismissed All approved	Ontario Municipal Board Order No. 0662
Amendment 25	District Policies and District Land Use Map	2007 Sept. 10	All approved	Ontario Municipal Board Order No. 2622 Issued 2007 Oct. 01
Amendment 82	District Policies and District Land Use Map	2008 May 23	All approved	City of Mississauga
Amendment 95	District Policies	2010 Jan. 07	Partial Approval All Appealed to the OMB (Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corp., Solmar Dev. Corp. and Berkley Homes [current owners: Hush Homes] – as it relates to lands at 1745, 1765, 1775 Thorny Brae Place)	Region of Peel

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Sheridan Park District Policies of Mississauga Plan

PREFACE

The adopting By-laws and Region of Peel approval certificate for Mississauga Plan (Official Plan) is on file in the Planning and Building Department.

CITY OF MISSISSAUGA APPROVAL

Mississauga Plan (Official Plan) for the City of Mississauga, except for the Commercial Policies and Commercial Land Use Designations, was adopted by By-law Number 0317-2002 by *City* Council on the 10th day of July, 2002. The Commercial Policies, Commercial Land Use Designations and modifications for Mississauga Plan (Official Plan) were adopted by By-law Number 0085-2003 by *City* Council on the 26th day of February, 2003.

REGION OF PEEL APPROVAL

Pursuant to sections 17(35) of the *Planning Act*, the Region of Peel made a Decision on 2003 March 31, to modify and approve part of Mississauga Plan (Official Plan) for the City of Mississauga Planning Area as adopted by By-laws 0317-2002 and 0085-2003

Dated at Brampton this 31st day of March, 2003.

"NICK TUNNACLIFFE"
Commissioner of Planning
Region of Peel

The Notice of Decision was issued 2003 April 14 with the Last Date of Appeal being 2003 May 04.

ONTARIO MUNICIPAL BOARD APPEALS

MISSISSAUGA PLAN (OFFICIAL PLAN) CAME INTO EFFECT 2003 MAY 05, EXCEPT FOR THE FOLLOWING WHICH HAVE BEEN APPEALED TO THE ONTARIO MUNICIPAL BOARD.

Pursuant to section 17(42) of the *Planning Act*, the Region of Peel is forwarding to the Ontario Municipal Board the following parts of Mississauga Plan (Official Plan), which have been appealed as set out in Part B, and indicated in Mississauga Plan (Official Plan) text and on the Schedules and Land Use Maps and labelled as **B#**.

THE FOLLOWING PARTS OF MISSISSAUGA PLAN HAVE BEEN APPEALED:

- B12.** The following in their entirety (Canadian Petroleum Products Institute):
- Section 4.30, Sheridan Park District Policies:
 - Section 4.30.4.1, Business Employment, Land Use;
 - District Land Use Map, the Business Employment Land Use Designations.

APPEAL DISMISSED

OMB Order No. 0662 - 2004 Mar. 29

"MARK H. KLUGE"

Principal Planner
Development Planning Services
Region of Peel

ALL APPEALS HAVING BEEN SETTLED, THE SHERIDAN PARK DISTRICT POLICIES OF MISSISSAUGA PLAN ARE IN FULL FORCE AND EFFECT.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30 SHERIDAN PARK

4.30.1 Planning Context

The Sheridan Park District has evolved as a Research Community created in the early 1960's by the Provincial Government and other private stakeholder groups. Since this time, the *development* of much of the District has been controlled by covenants on land titles for all landowners comprising the Sheridan Park Research Community, who represent the majority of the landowners. Several properties, located primarily within the southerly portion of the District, were not affected by the covenants. The purpose of the covenants was to restrict the use of lands to research and *development* activities, to limit building coverage to 25%, to ensure the architectural features of the buildings were appropriate for the area, and to provide Sheridan Park Research Community members the option to purchase lands which had not been developed within a prescribed period. The overall density in Sheridan Park is low when compared to other business parks in Mississauga. The most recent District Plan for Sheridan Park was approved by the Ontario Municipal Board in April, 1998.

Most of the lands, particularly those which front onto Speakman Drive, Flavelle Boulevard, and Hadwen Road, form the Sheridan Park Research Community, now known as the Sheridan Science and Technology Park, and are used for scientific and technological research and development activities. A professional and administrative *office* complex, known as The Promontory, was constructed at a peripheral location along the North Sheridan Way, east of Winston Churchill Boulevard. There are also several older industrial buildings along the North Sheridan Way which are used for manufacturing and warehousing. Commercial uses serving the District are limited to a conference centre and hotel.

Despite the age of the District, there is still a large amount of vacant undeveloped land remaining. Most of the vacant lands are situated at the north end of the District along the unopened road allowance for Sheridan Park Drive. These lands comprise an area of approximately thirty-five (35) ha and are the location of several large *woodlands*. There are several other vacant parcels of land along the east side of Speakman Drive and in the proximity of Hadwen Road and North Sheridan Way.

Prominent physiographic features within the Sheridan Park District, include *watercourse* basins, drainage divides, and forested areas and

form part of the *Natural Areas System*. The District is drained by two *watercourses*; Sheridan Creek and Turtle Creek, although Turtle Creek is geographically located east of the District Boundary. Sheridan Creek is classified as an altered warmwater *watercourse*. Although much of this creek system is channelized, there is a portion, situated on the Petro Canada lands between Speakman Drive and North Sheridan Way, which remains in a natural state. Sheridan Creek is a significant feature because it drains into the Rattray Marsh *Environmentally Sensitive Area* located further downstream.

The *woodlands* are situated along the northerly boundary of the District, and are in close proximity to one another and have remained relatively undisturbed since the surrounding lands are vacant or utility corridor lands.

NOTE:

All terms listed in Section 7, Glossary, where used, are *bolded and italicised* throughout the text. (MPA-25)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30.2 Development Concept

The intent of these policies is to preserve the prestige image the Sheridan Park District has developed over the past twenty (20) years, while recognizing the future growth potential and opportunities to attract appropriate new *development*. These policies are based on three principles.

The first principle is to recognize and preserve the nature of *development* that has historically occurred in Sheridan Park and to provide opportunities for future *development* of scientific research and technology-based industries which make Sheridan Park distinct. Future *development* of such industries will occur at a density which will maintain and compliment the campus-like setting of Sheridan Park. In addition, the Plan contains provisions which permit limited accessory commercial uses to serve employees and visitors of the District.

The second principle is to recognize and provide opportunities, at selected locations, for other forms of business employment uses which would permit professional, business, and administrative *offices* and, in some instances, manufacturing. The amount and density of such uses must be *compatible* with existing *development* in the District.

The third principle is to promote environmentally responsible management of lands adjacent to *watercourse corridors*, for the preservation and restoration of natural features and functions and the protection of people and property.

Traffic will be facilitated by completing construction of the east-west traffic flow on the unopened Sheridan Park Drive road allowance.

4.30.3 Urban Design Policies

4.30.3.1 The campus setting *development* is characterized by a highly developed landscape plan to *enhance* the building design and siting. Landscaping is an important architectural element of the overall *development*, thus requiring buildings to be sited on large lots with generous setbacks from streetlines to maximize landscaping opportunities. The integration of buildings through public pathways and open spaces will further strengthen this *development* image. Towards the achievement of *City* urban design objectives, *development* proposals should address the following:

- a. the *enhancement* of views to existing visually important natural and built features;
- b. the *development* of building forms which are sensitive to the existing *character* of the District;
- c. the maintenance and *enhancement* of visual and physical links to the *City* at large, ensuring integration of the District into its broader context;
- d. avoiding reverse-frontage lots which contribute negatively to the system of public streets;
- e. loading and service areas which are not located adjacent to streets and are not exposed to public areas.

4.30.3.2 Community Identity and Design

The campus setting *development* image will be reinforced through appropriate standards for the siting of buildings, building heights, parking and loading spaces, site access, lighting, signage, screening and landscaping. These will be established during the rezoning and site plan approval process and should include *enhanced* opportunities for natural surveillance, natural access control and territorial reinforcement of the site. Special care will be exercised in the determination of lot size and building coverage in order to attain an acceptable and *compatible* appearance of *development* and ensure the preservation and integration of existing *Environmentally Sensitive Areas* and vegetation.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30.3.3 Buildings and Spaces

To achieve and *enhance* the campus setting *development* image, the following design guidelines will be used to evaluate the design aspects of *development* proposals:

- a. buildings and structures will be sited and designed with generous setbacks from streetlines to maximize open space/landscaped areas. Vistas to the buildings may be created through the strategic location of landscape features;
- b. building designs are characterized by ceremonial approach features with well-defined front entrances, for example a row of trees and turning circle for passenger drop-off;
- c. the preservation and integration of natural features, such as *woodlands*, into future *development* is a priority; alterations to the existing topography, natural drainage system, and vegetation are to be minimized;
- d. landscaping and planting for a campus setting should incorporate the following:
 - water features, for example fountains, ponds;
 - ceremonial planting schemes;
 - tree planting to define the street edge;
 - interconnecting pathways and open spaces between buildings for public and/or semi-private use;
 - define pedestrian and vehicular routes, and accent entrance ways;
 - provide year round shelter and *enhancement* to outdoor pedestrian areas;
 - provide summer shade and protection from winter winds;
 - create clear visual and spatial distinction between publicly accessible and private open space;
- e. the design of parking and service areas will be integrated with the landscape plan for the site with planting and berms to screen parking from the street. Large expanses of surface parking are to be softened by landscaped islands;
- f. visual and functional relationships between individual buildings and groups of buildings, the promotion of an open space system within the business park, and the relationship of buildings to adjacent streets will be important considerations in evaluating satisfactory design;
- g. the creation of an identifiable street edge will be encouraged on lands adjacent to, and visible from Winston Churchill Boulevard;
- h. a high standard of building design should have regard for context, level of detail, modulation of facade and consistency of design content.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30.4 Land Use

4.30.4.1 Business Employment

- a. Lands designated Business Employment will only be used for facilities involved with scientific and engineering research and development, including: laboratories, pilot plants and prototype production facilities; education and training facilities, but excluding a public school or private school used for elementary or secondary level education and training; data processing centres; **engineering services**; **offices** associated with science and technology uses; hotels; accessory commercial uses, namely, conference facilities, fitness facilities, banks and restaurants within buildings provided they do not exceed 15% of the overall floor space.

Notwithstanding the above, a private school used for elementary and secondary level education and training is permitted on the lands described as Part 2 on Reference Plan 43R-25302 at 2300 Speakman Drive.

- b. **Development** will be subject to the following policies:
- uses will not exceed a **Floor Space Index (FSI)** of 0.40;
 - operations must be carried out within enclosed buildings and structures;
 - private landowners will be encouraged to provide opportunities for active and passive forms of outdoor recreation.
- c. Notwithstanding the Business Employment policies of this Plan, the following uses will not be permitted:
- motor vehicle body repair facilities.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30.5 Transportation

4.30.5.1 Road Classification

The transportation system for the District is illustrated on the Sheridan Park District Land Use Map, and described in Table 1, Basic Road Characteristics, Sheridan Park District.

TABLE 1: BASIC ROAD CHARACTERISTICS, SHERIDAN PARK DISTRICT				
ROAD TYPE	NAME	SECTION	JURISDICTION	RIGHTS-OF-WAY*
PROVINCIAL HIGHWAY	Queen Elizabeth Way	Winston Churchill Boulevard to Erin Mills Parkway	Province of Ontario	
ARTERIAL	Winston Churchill Boulevard	Sheridan Park Drive to Queen Elizabeth Way	Region of Halton Region of Peel	36/45 m (45 m at intersections)
MAJOR COLLECTOR	Sheridan Park Drive	Winston Churchill Boulevard to approximate 130 m west of Homelands Drive	City of Mississauga	35 m
	North Sheridan Way	Winston Churchill Boulevard to Leanne Boulevard	City of Mississauga	20 m
	Leanne Boulevard	Approximately 130 m south of Bosack Court to North Sheridan Way	City of Mississauga	26 m
MINOR COLLECTOR	As shown on District Land Use Map		City of Mississauga	20-26 m
LOCAL ROAD	As shown on District Land Use Map		City of Mississauga	17-20 m

AMENDMENT NO. 95 HAS BEEN APPEALED TO THE OMB

In its entirety by

Azuria Group, Gemini Urban Design (Cliff) Corp., Orlando Corporation, Solmar Dev. Corp.

And by

Berkley Homes (Mississauga RD) Inc. (current owner: Hush Homes)-as it applies only to the lands located at 1745, 1765, 1775 Thorny Brae Place

Table 1: Basic Road Characteristics is hereby amended by deleting the reference to *Major Transit Corridors* and replacing it with *Higher Order Transit Corridors*.

* These are considered basic rights-of-way. At intersections, grade separations or major physical topographical constraints, wider rights-of-way may be required to accommodate bus bays, transit stations along ~~Major Transit Corridors~~, *Higher Order Transit Corridors*, *Bus Rapid Transit* facility, *Bus Rapid Transit* stations, auxiliary lanes, side slopes, bicycle paths, *streetscape* works, etc. (MPA-25)

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30.5.2 Road System

As the District is almost fully developed, the road system is well established and few opportunities remain for change. The only proposed future road extension is the completion of Sheridan Park Drive, a major collector, from Winston Churchill Boulevard to Erin Mills Parkway. Currently, the central portion of this road allowance has not been constructed.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

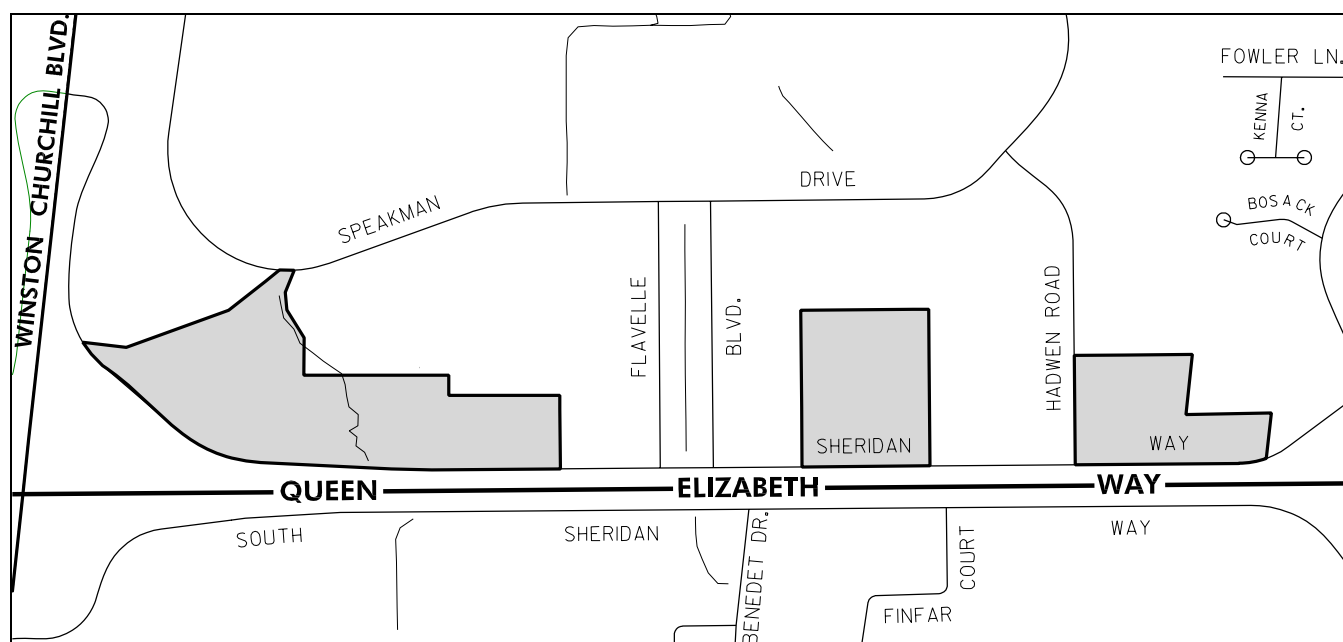
Sheridan Park District Policies of Mississauga Plan

4.30.6 Special Site Policies

4.30.6.1 Introduction

There are sites within the District which merit special attention and are subject to the following policies.

4.30.6.2 Site 1



The lands identified as Special Site 1 are located generally along the north side of North Sheridan Way.

In addition to the general policies of this Plan, the following uses will be permitted:

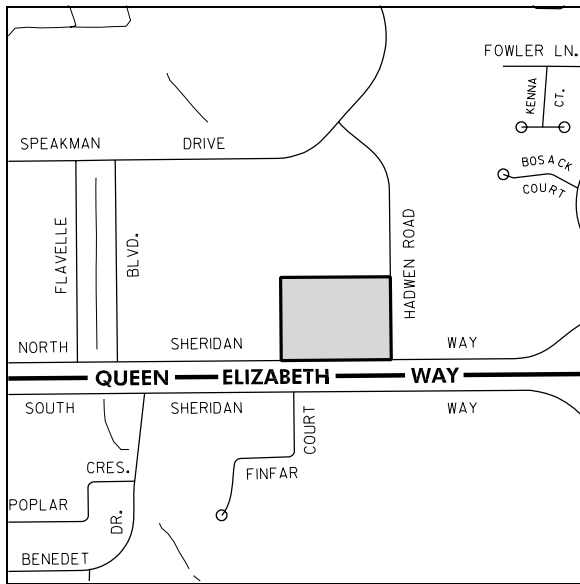
- a. industrial uses within enclosed buildings including manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling and enclosed storage of goods;
- b. *office* and accessory uses within industrial buildings or in separate buildings within a complex of associated industrial buildings provided that they are clearly accessory and occupy a small area in terms of floor space or site coverage relative to the size of the industrial plant;
- c. *community uses*;
- d. commercial uses that directly serve the District;
- e. hotels, motels, sports facilities, exhibition and conference halls, radio and television broadcasting establishments;

- f. limited outdoor storage areas accessory to Business Employment uses may be permitted in areas suitably screened so as not to present an objectionable appearance.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

4.30.6.3 Site 2

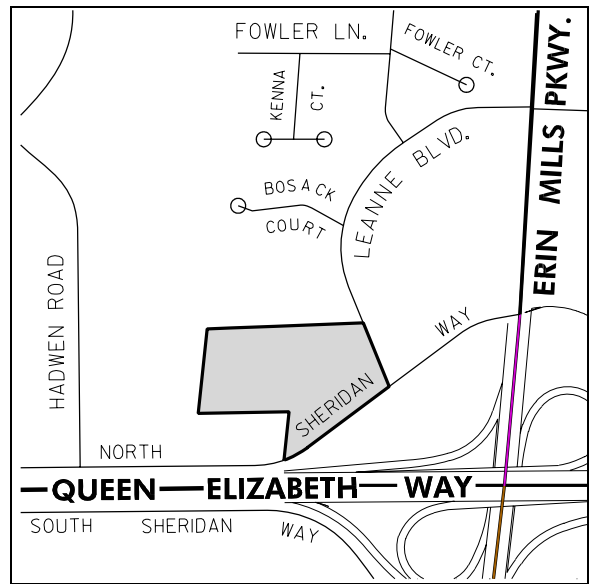


The lands identified as Special Site 2 are located on the north side of North Sheridan Way, west of Hadwen Road.

The general policies and the Special Site 1 policies of this Plan will apply to this site with the exception of the following:

- a. lands used solely for *offices* will be permitted to develop to a maximum **Floor Space Index (FSI)** of 0.6;
- b. limited outdoor storage areas accessory to Business Employment uses may be permitted in areas suitably screened so as not to present an objectionable appearance;
- c. academic, education and training facilities used for elementary or secondary level education and training is permitted.

4.30.6.4 Site 3 (MPA-82)



The lands identified as Special Site 3 are located on the north side of North Sheridan Way at Leanne Boulevard.

The general policies and Special Site 1 policies of this Plan apply to this site with the exception of the following:

- a. *office* uses will be permitted;
- b. lands used for hotel and *office* purposes will be permitted to develop to a maximum **Floor Space Index (FSI)** of 0.7;
- c. the maximum height of an *office* building will be 5 storeys;
- d. academic, education and training facilities used for elementary or secondary level education and training are permitted.

Specific policies in this section must be read in conjunction with all the policies in this Plan.

Sheridan Park District Policies of Mississauga Plan

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Sheridan Park District Policies of Mississauga Plan

Sheridan Park District Land Use Map

Amended by:

Appeal B12 (OMB Order No. 0662)

- The OMB has dismissed the appeal of the "Business Employment Land Use Designations" (Canadian Petroleum Products Institute).

Amendment No. 25

- Amend Land Use Designations – from "Open Space" to "Public Open Space";
- Amend Land Use Map and Land Use Legend – by indicating Special Site Areas by outline and number with a note to see Special Site Policies.